

**SOLMAN
CHOWDHURRY**
59 PERRIN ST.,
DORCHESTER MA

**PROPOSED
SINGLE-FAMILY
RESIDENCE**

CONSULTANT:

NATIVEtec

31 Munroe Street
Lynn, MA 01901

REVISION:

NO.	DATE	DESCRIPTION:

DRAWING TITLE:

CERTIFIED PLOT PLAN

DRAWN BY:
W.R.D./P.G.

CHECKED BY:
REM

SCALE:
1"=10'

DATE:
6-24-2020

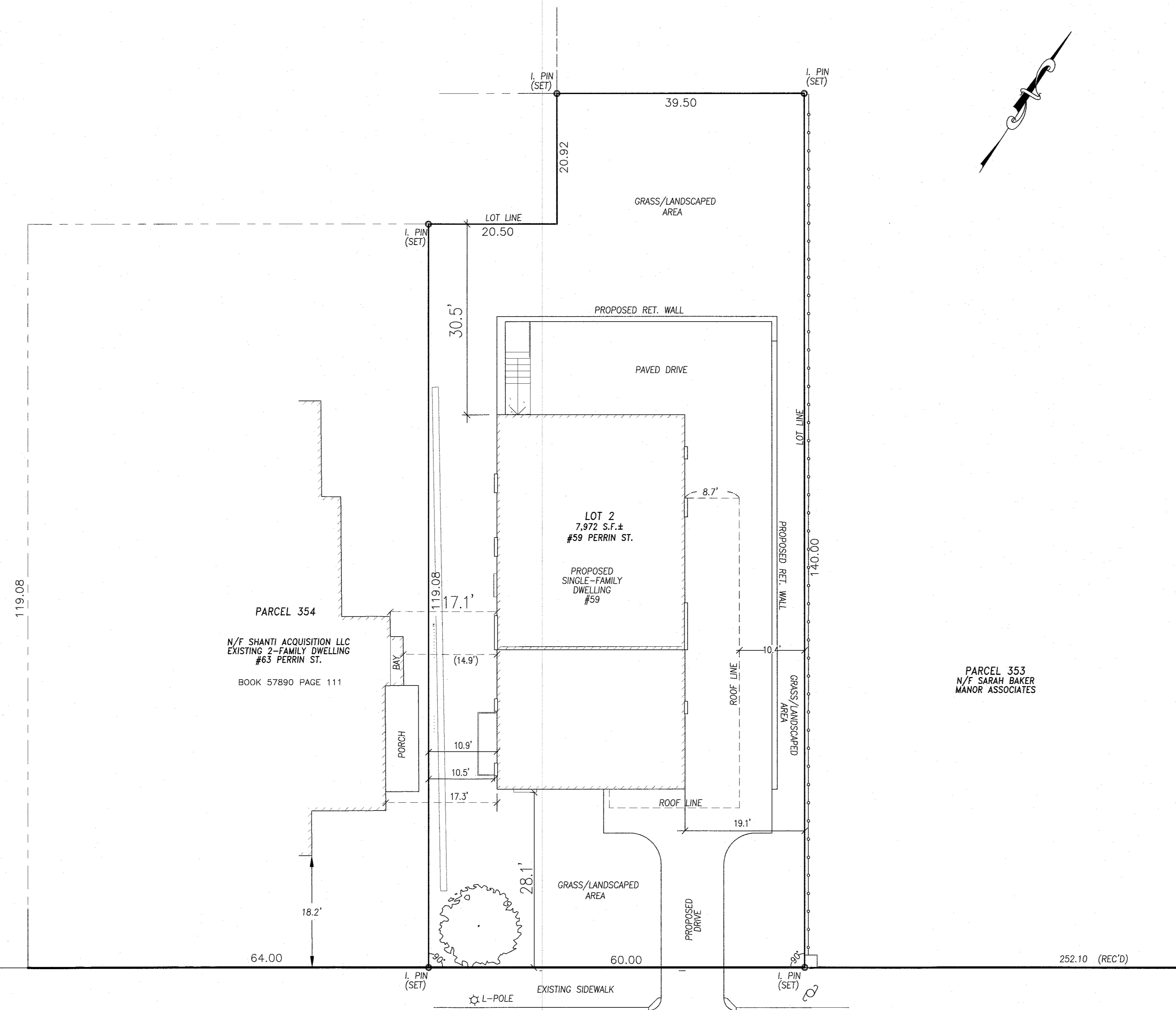
PROJECT NO.:

DRAWING NO.:

PROJECT LOCATION:
59 PERRIN ST DORCHESTER, MA

REFERENCES
DEED BK 56917 PG172
PLAN DEED BK1800 PG 321
CITY ENGINEERS NOTES

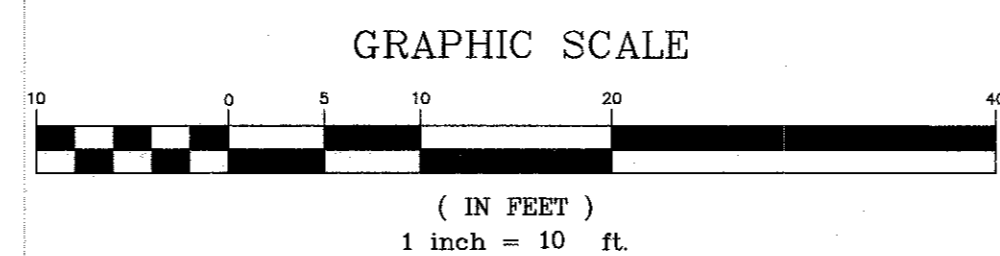
ZONING
3F-4000
LOT AREA MIN. 4,000 S.F.
MIN. F 20'
SETBACKS S 10'
R 30'
*NOTE: SIDE AGGREGATE DISTANCE
15' MIN. BETWEEN BUILDINGS



LEGEND

- BC BUILDING CORNER
- BLDG EDGE OF BUILDING
- GS GROUND SHOT
- CLF CHAIN LINK FENCE
- CB CATCH BASIN
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- HYD FIRE HYDRANT
- LC LOT CORNER
- EHH ELEC HANDHOLE
- WV WATER GATE
- WG WATER GATE
- GG GAS GATE
- DS ◊ PROPOSED DOWNSPOUT
- 64.0 PROPOSED FINISHED GRADE
- RL PROPOSED ROOF LEADERS
- BSW BACK EDGE OF SIDEWALK

PERRIN STREET
(PUBLIC WAY-VARIABLE WIDTH)



I HEREBY CERTIFY THAT THE PROPOSED DWELLING
SHOWN HEREON HAS BEEN LOCATED FROM
INSTRUMENT SURVEY AND PROPERTY LINES HAVE
BEEN DRAWN FROM DEEDS AND PLANS OF RECORD.

WILLIAM R.
D'ENTREMONT
NO. 39382
REGISTERED
PROFESSIONAL LAND SURVEYOR
6-24-2020



PROJECT NAME

CHOWDHURY RESIDENCE

PROJECT ADDRESS
59 PERRIN STREET

PROJECT PHASE
NDOD REVIEW

ARCHITECT

VANKO
STUDIO
ARCHITECTS

407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
RENDERINGS

SHEET USE
DATE Issue Date
SCALE
REVISION
REV ISSUE

A001

AREA SCHEDULE...

NAME	AREA
------	------

BASEMENT	1694 SF
LEVEL 1	1809 SF
LEVEL 2	1809 SF
LEVEL 3	523 SF
MECH	106 SF
	5941 SF

ZONING INFORMATION - ADDRESS

ZONING DISTRICT - ROXBURY Neighborhood
 ZONING SUB-DISTRICT - 3F-4000
 ARTICLE - 50
 OVERLAYS - NDOD

	USE	MAX FAR	BUILDING HEIGHT	LOT SIZE	MIN LOT SIZE PER DW. UNIT	LOT REQ'D FOR EA ADD DW. UNIT	OPEN SPACE PER DW. UNIT	LOT WIDTH	LOT FRONTAGE	FRONT YARD	SIDE YARD	REAR YARD	PARKING
ZONING	3 FAMILY	0.8	3 ST 35'-0"	-	4000 SF	2000 SF	650 SF	45'-0"	45'-0"	20'-0"	10'-0"	30'-0"	1/DU
EXISTING	VACANT LAND	-	-	7972 SF	-	-	-	60'-0"	60'-0"	20'-0"	10'-0"	30'-0"	-
PROPOSED	1 FAMILY	0.5 7972 (LAND) 5941 (BUILDING)	3 ST 32'-8"	5,678 SF	-	-	3324 SF	60'-0"	60'-0"	20'-0"	10'-0"	30'-0"	2/DU
VIOLATIONS	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES

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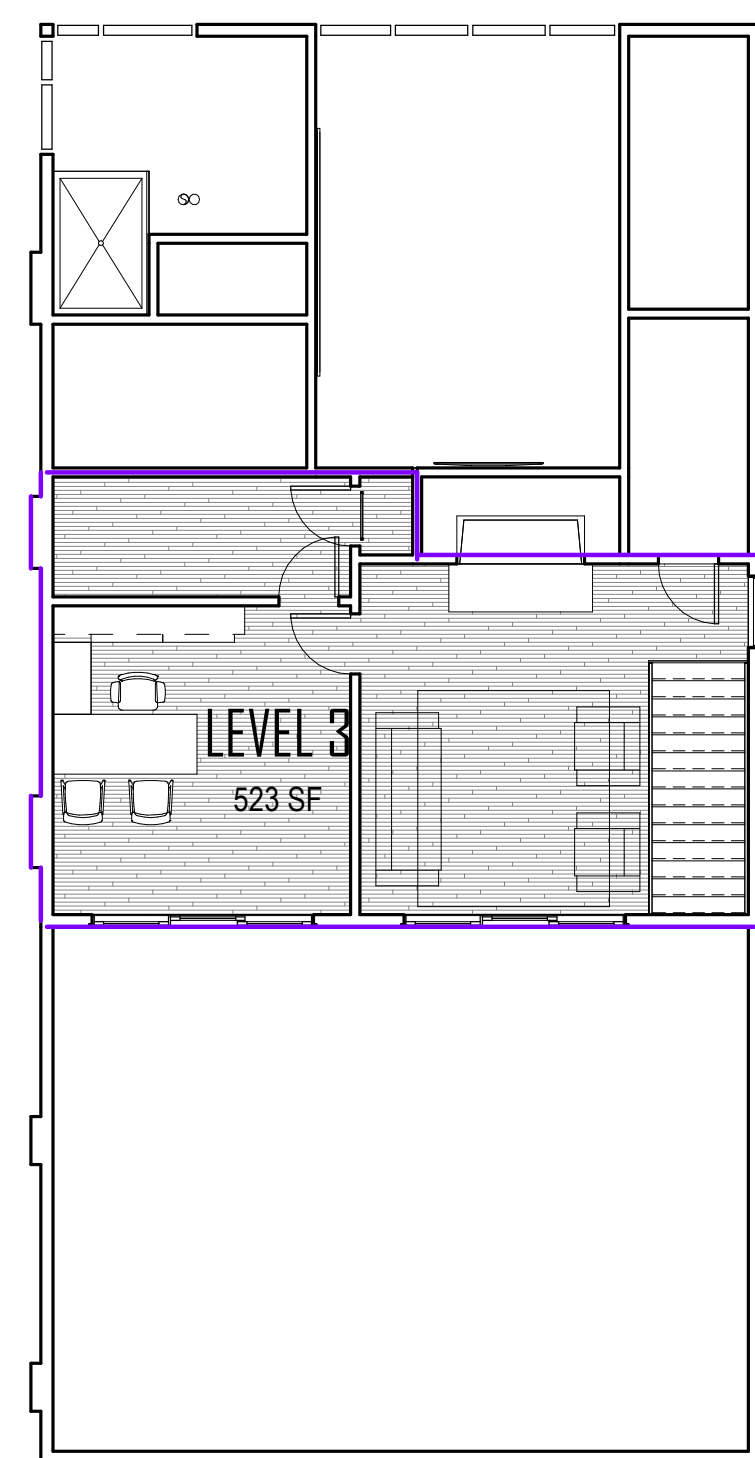
REGISTERED PROFESSIONAL



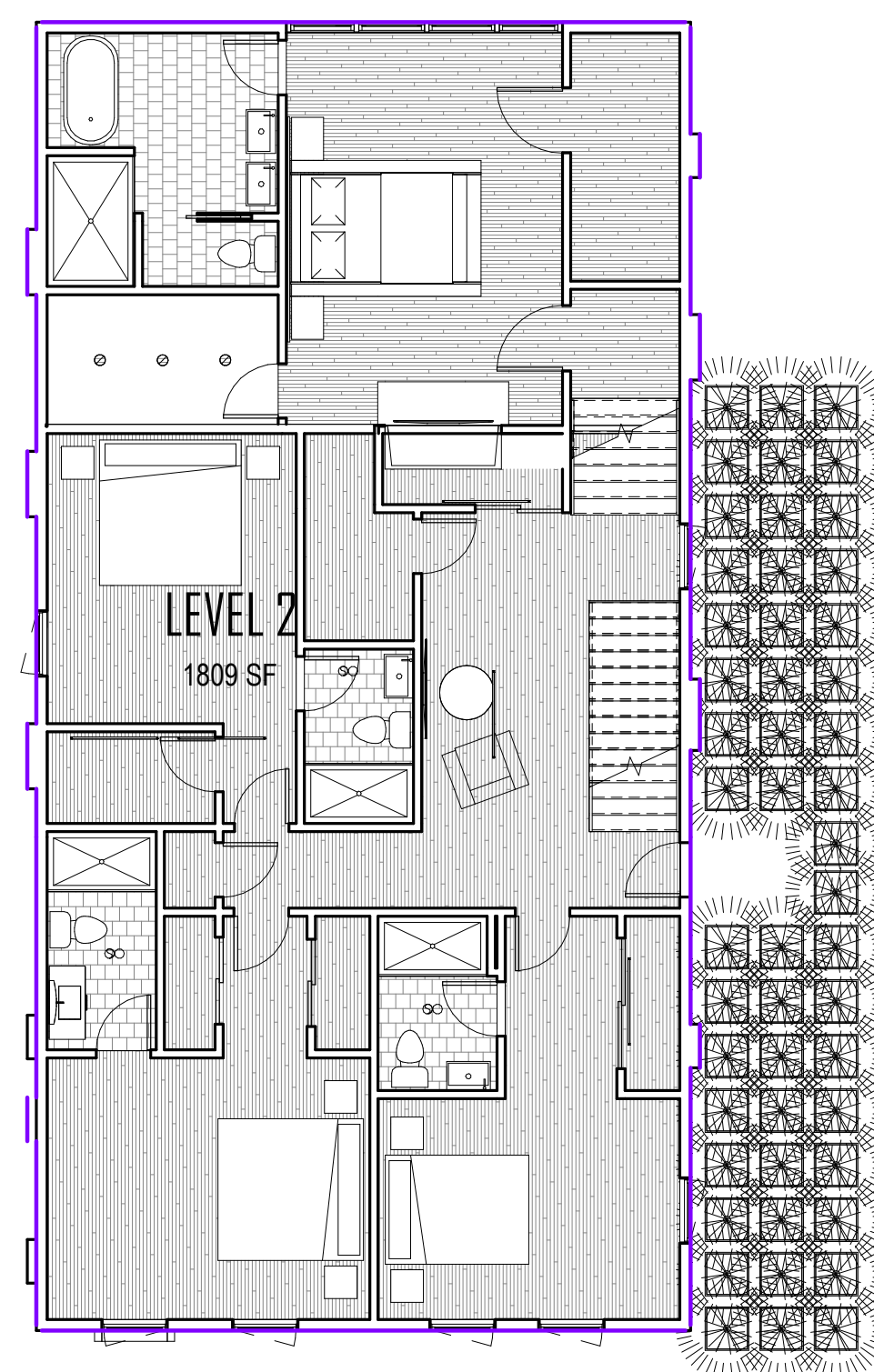
SHEET NAME
 CODE AND ZONING

SHEET USE
 DATE Issue Date
 SCALE As indicated
 REVISION
 REV ISSUE

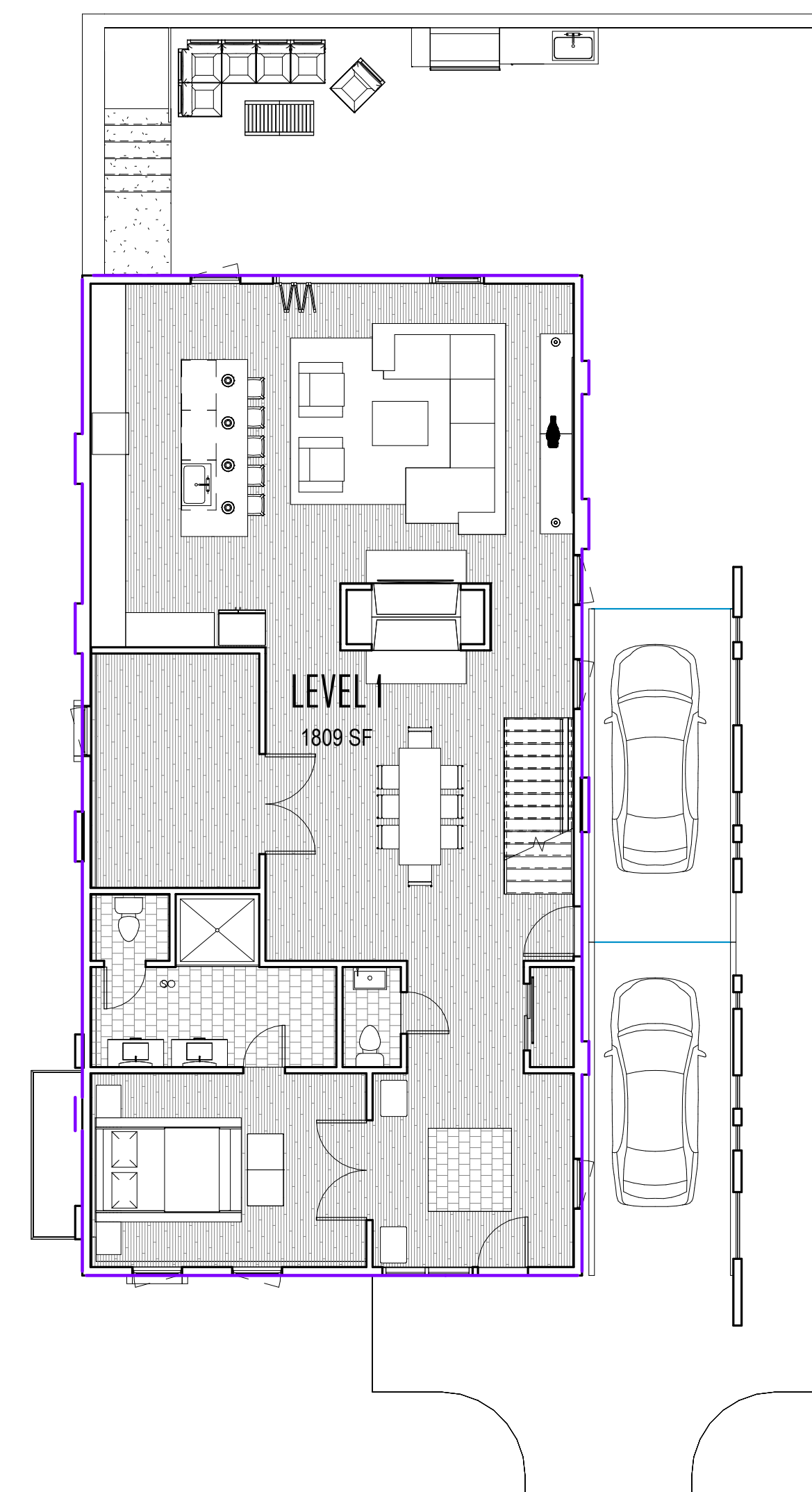
A002



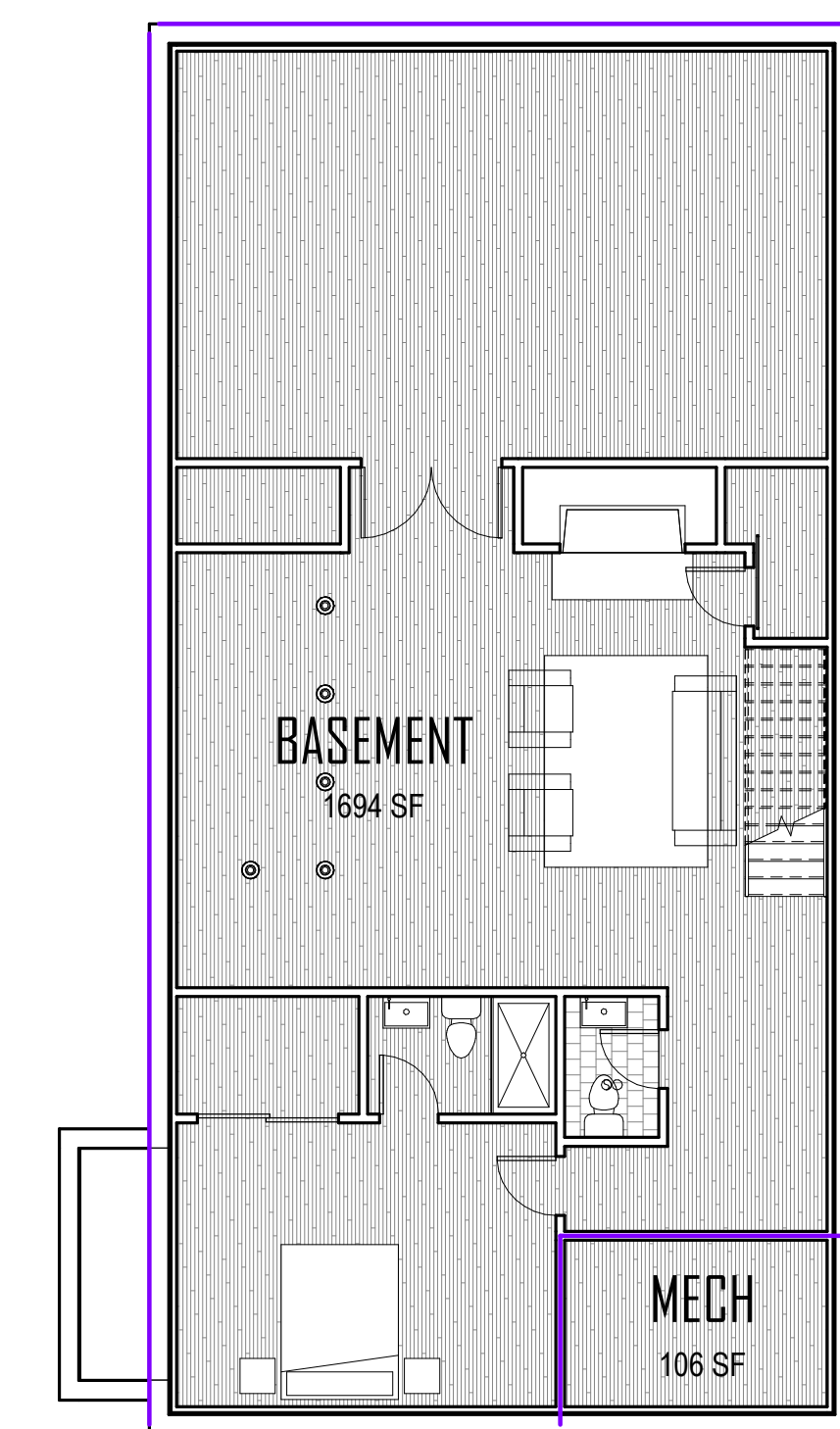
3 03 - LEVEL 3
 1/8" = 1'-0"



2 02 - LEVEL 2
 1/8" = 1'-0"



1 01 - LEVEL 1
 1/8" = 1'-0"



B 00 - BASEMENT
 1/8" = 1'-0"

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SHEET NAME

LANDSCAPE PLAN

SHEET USE

DATE Issue Date













SCALE As indicated

REVISION

REV ISSUE

A100

EXTERIOR LANDSCAPE LEGEND

<p>F FIRE PIT</p> <p>TO MATCH STONEWORK IN OUTDOOR KITCHEN</p> 	<p>FS CUSTOM FIRE PIT SEATING</p> <p>WOOD STAIN</p> 
<p>P1 PLANT TYPE 1</p> 	<p>P2 PLANT TYPE 2</p> 
<p>P PLANTERS</p> <p>WOOD STAIN</p> 	<p>T TREE</p> 
<p>J JACUZZI / HOT TUB</p> 	<p>PC PERGOLA COVERING</p> <p>10' x 10'</p> 
<p>K OUTDOOR KITCHEN</p> <p>GRILL SINK REFRIGERATOR</p> 	<p>S OUTDOOR SEATING</p> 
<p>PP PATIO PAVERS</p> 	<p>SP SOLAR PANELS</p> 



S - OUTDOOR SEATING

G - GRASS

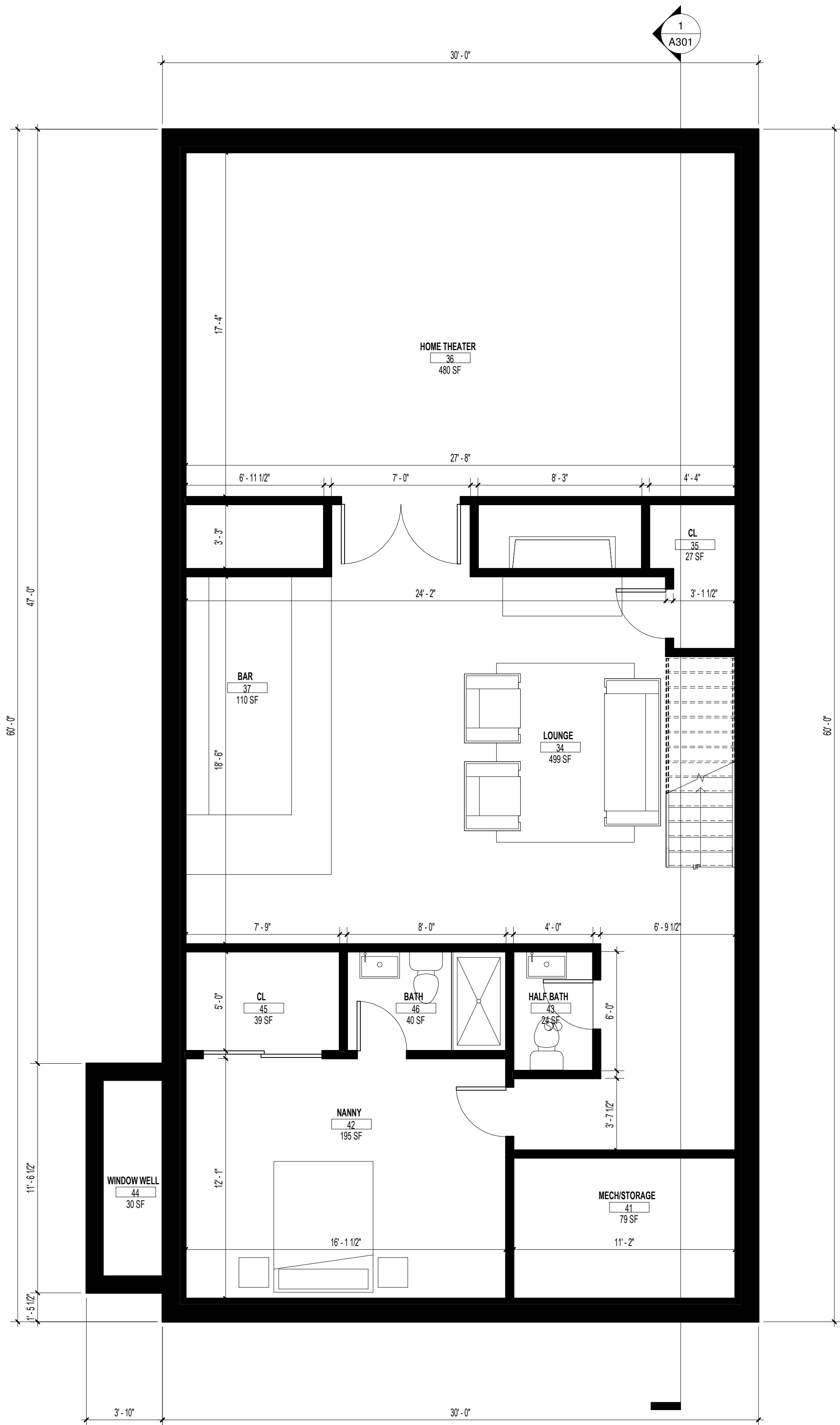
K - OUTDOOR KITCHEN

PP - PATIO PAVERS

SP

1 SITE PLAN (LANDSCAPING)

1/8" = 1'-0"



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SHEET NAME
BASEMENT AND FIRST FLOOR PLANS

SHEET USE

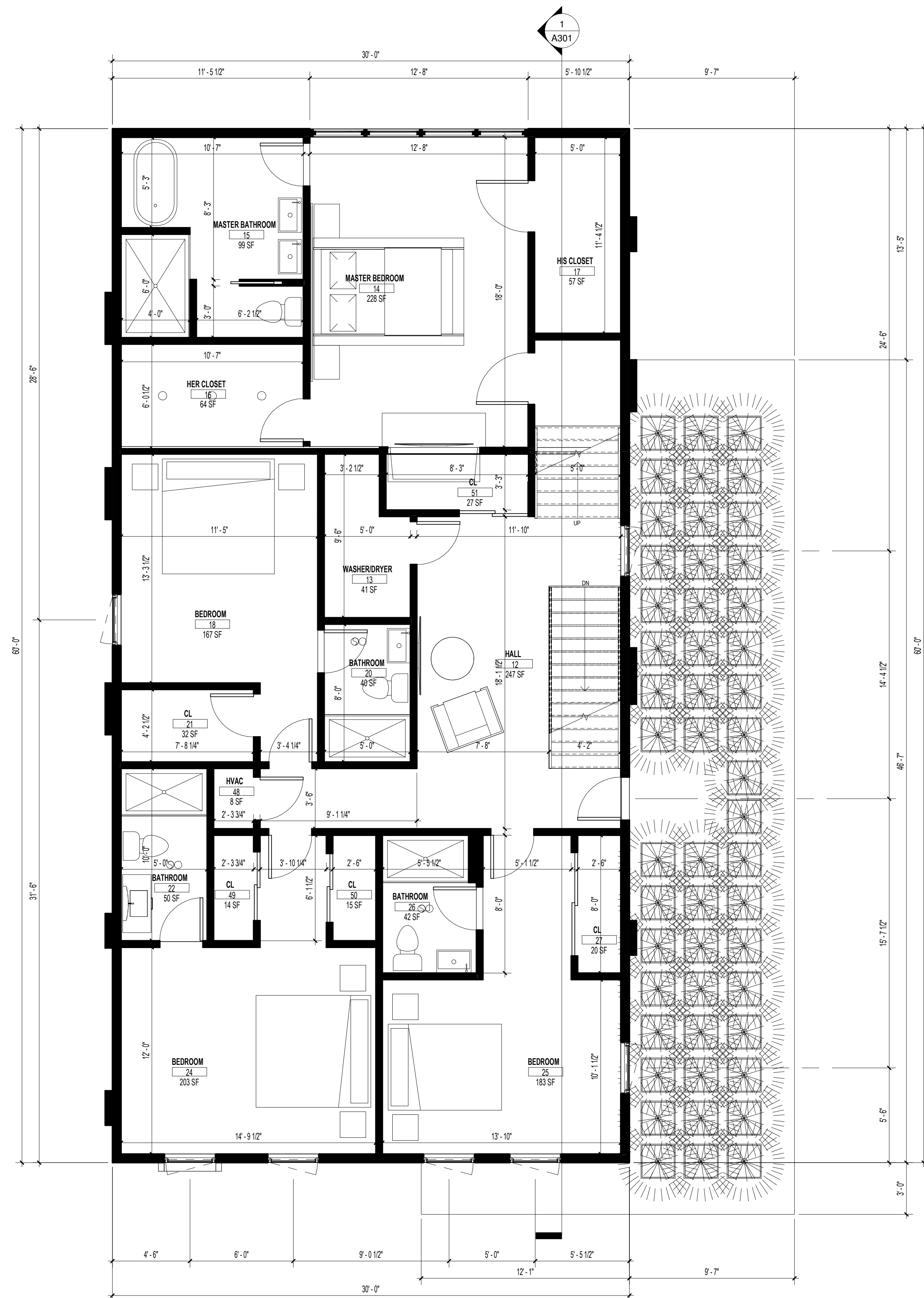
DATE Issue Date

SCALE 1/4" = 1'-0"

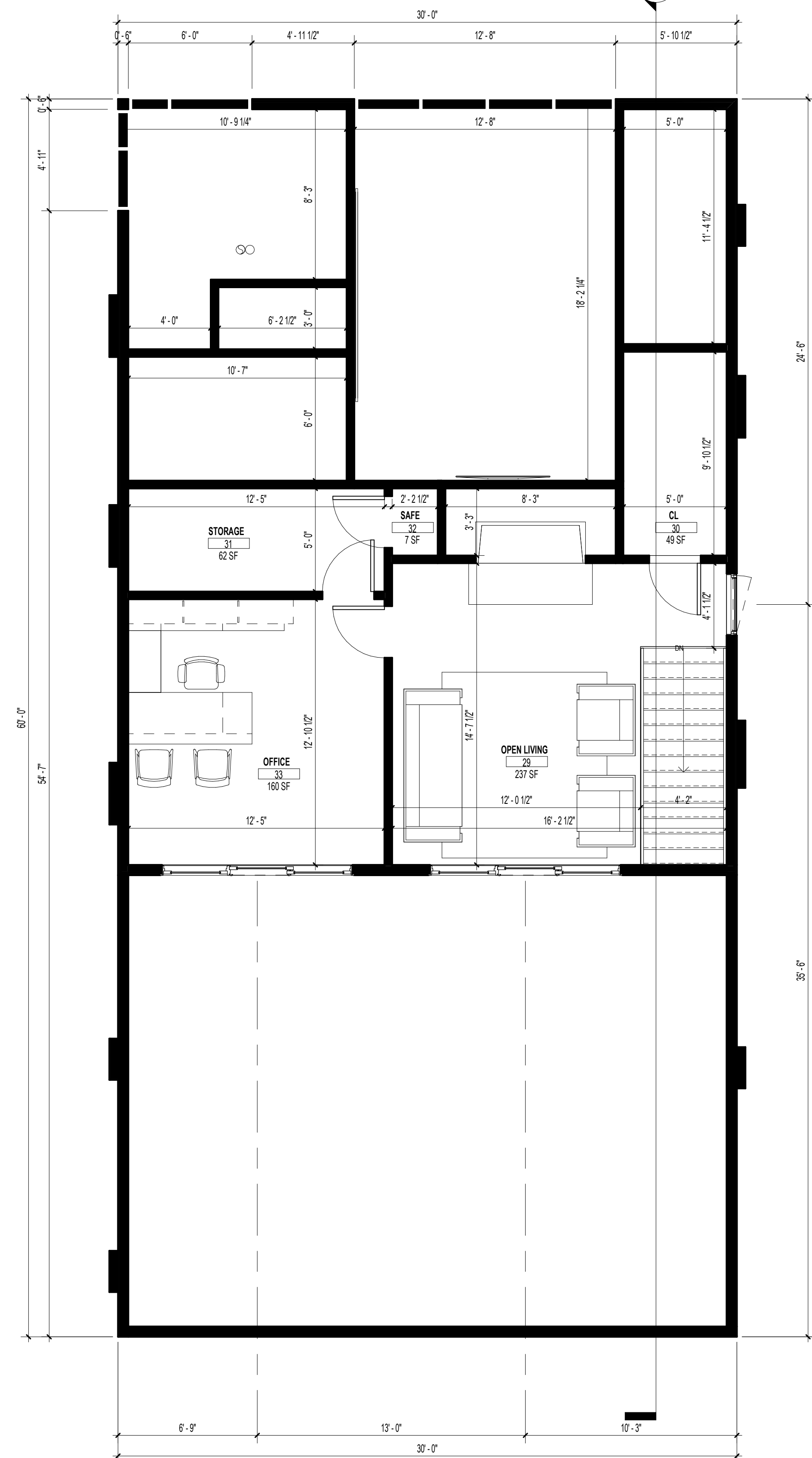
REVISION

REV ISSUE

A101



2 02 - LEVEL 2
1/4" = 1'-0"



3 03 - LEVEL 3
1/4" = 1'-0"

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SHEET NAME
SECOND AND THIRD FLOOR
PLANS

SHEET USE
DATE Issue Date
SCALE 1/4" = 1'-0"
REVISION
REV ISSUE

A102

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SHEET NAME

ELEVATIONS

SHEET USE

DATE Issue Date

SCALE As indicated

REVISION

REV ISSUE

A201

EXTERIOR PANEL TYPE 1

IMETCO "LEGACY" ZINC



EXTERIOR PANEL TYPE 2

FUNDERMAX



4 WEST

3/16" = 1'-0"



3 NORTH

3/16" = 1'-0"



2 EAST

3/16" = 1'-0"



1 SOUTH

3/16" = 1'-0"

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SHEET NAME

BUILDING SECTIONS

SHEET USE

DATE Issue Date

SCALE 3/8" = 1'-0"

REVISION

REV ISSUE

A301

04 - ROOF
32' - 0"

03 - LEVEL 3
20' - 0"

02.5 - LEVEL 2.5
15' - 0"

02 - LEVEL 2
10' - 0"

01 - LEVEL 1
0' - 0"

00 - BASEMENT
-10' - 0"

